

**CITY OF SAN DIEGO  
M E M O R A N D U M**

DATE: July 10, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "Bay View Villas"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "Bay View Villas". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for July 23, 2007.

**NOTICE of Pending Final Map Approval**

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "Bay View Villas" (T.M. No. 127699 PTS No. 100660), located on the east side of Mission Boulevard between Pismo Court and Queenstown Court the Mission Beach Community Plan area in Council District 2, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the maps or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

cc: W.O. 426337 PTS No. 100660  
Attachments: Vicinity map, reduced copy of map

# MAP NO.

SHEET 1 OF 2 SHEETS

001035

## OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE SUBDIVISION MAP ACT, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE SUBDIVISION MAP ACT, RIGHT-OF-WAY, IT IS NOT OUR INTENT TO ALTER OR AFFECT THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

BAY VIEW VILLAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: BRIAN S. REIDER  
MANAGING MEMBER

LA JOLLA LOANS, INC., AS BENEFICIARY UNDER DEED OF TRUST RECORDED ON APRIL 24, 2007 AS FILE NO. 0007-008824 OF OFFICIAL RECORDS.

BY: NAME:  
TITLE:

BY: NAME:  
TITLE:

DEVIAN FINANCIAL AS SOLE PROPRIETORSHIP, AS BENEFICIARY UNDER DEED OF TRUST RECORDED ON JUNE 17, 2008 AS FILE NO. 0008-008889 AND APRIL 20, 2007 AS FILE NO. 0007-008888 BOTH OF OFFICIAL RECORDS.

BY: NAME:  
TITLE:

BY: NAME:  
TITLE:

SAN DIEGO EDITIONS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER DEED OF TRUST RECORDED ON APRIL 20, 2007 AS FILE NO. 0007-008888 OF OFFICIAL RECORDS.

BY: NAME:  
TITLE:

BY: NAME:  
TITLE:

ROBERT BRANCHILLI, A SINGLE MAN, AS BENEFICIARY UNDER DEED OF TRUST RECORDED ON APRIL 24, 2007 AS FILE NO. 0007-008827 OF OFFICIAL RECORDS.

BY: ROBERT BRANCHILLI

## SIGNATURE OVERSIGHT

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED BY MAP NO. 1008 HAS BEEN OBTAINED UNDER THE PROVISIONS OF SECTION 66000, SUBDIVISION MAP ACT (AS AMENDED) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT BE PLACED INTO THE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.



COASTAL LAND SOLUTIONS, INC.  
820 BRIDGE STREET  
SAN DIEGO, CA 92101  
PH (619) 594-0000  
FAX (619) 594-0000

CL36343

## BAY VIEW VILLAS

BEING A CONSOLIDATION AND SUBDIVISION OF LOTS "F", "G", "H", AND "I" IN BLOCK 184 OF MISSION BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1804, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON DECEMBER 14, 1914, TOGETHER WITH THOSE PORTIONS OF MISSION BOULEVARD, QUEENSTOWN COURT, AND UNNAMED ALLEY AS DEDICATED TO PUBLIC USE.

SUBDIVISION GUARANTEE FURNISHED BY LAND AMERICA COMMONWEALTH TITLE COMPANY, ORDER NO. 04000808.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1300 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT, THE PLANNING COMMISSION RESOLUTION NO. 3004-PC-2, DATED FEBRUARY 3, 2008 APPROVES 4 RESIDENTIAL CONDOMINIUMS AND 1 COMMERCIAL CONDOMINIUM.

TOTAL NUMBER OF LOTS = 1 TOTAL NET AREA = 0.120 ACRE

STATE OF CALIFORNIA ) SS.  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, PERSONALLY KNOWN TO ME, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY (IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS WHERE OF I HAVE SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

SIGNATURE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF CALIFORNIA ) SS.  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, PERSONALLY KNOWN TO ME, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY (IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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COUNTY OF \_\_\_\_\_ )

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NAME: \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF CALIFORNIA ) SS.  
COUNTY OF \_\_\_\_\_ )

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SIGNATURE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF CALIFORNIA ) SS.  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, PERSONALLY KNOWN TO ME, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY (IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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SIGNATURE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## CITY CLERK'S CERTIFICATE

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

ELIZABETH MALAND  
CITY CLERK

BY: \_\_\_\_\_  
DEPUTY

## SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF BAY VIEW VILLAS, LLC, AND I CERTIFY THAT SAID SURVEY IS TRUE AND CORRECT AS SHOWN AND THAT ALL NECESSARY FIELDS, TOGETHER WITH THOSE SET ASIDE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND OF SHEET 2).

I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

BY: SEAN C. ENGBERT, L.E. 7050  
MY LICENSE EXPIRES  
MARCH 31, 2008.



## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND NOT APPROVED ALTERATIONS THEREOF, THAT IT COMPLETES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS FILED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HORREIN RANG, CITY ENGINEER

BY: JANE L. HOPPE, DEPUTY  
L.E. 7108

DATE: \_\_\_\_\_

## CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

I, THOMAS J. PASTUREK, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUREK  
CLERK OF THE BOARD OF SUPERVISORS

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

## RECORDER'S STATEMENT

FILE NO. \_\_\_\_\_

I, GREGORY J. SMITH COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF SEAN C. ENGBERT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

GREGORY J. SMITH  
COUNTY RECORDER/CLERK

FEE: \$10

BY: \_\_\_\_\_ DEPUTY

PTM 100080 JOB 426337 CCS. 53 1808-5253 L.C. 225-1002 T.M. NO. 127600

## MAP NO.

## BAY VIEW VILLAS

SHEET 2 OF 2 SHEETS

## LEGEND

- ▲ INDICATES FOUND STANDARD WELL MONUMENT AS NOTED
- INDICATES FOUND LEAD AND DISC OR LEAD AND TACK AS NOTED
- INDICATES SUBDIVISION BOUNDARY
- - - INDICATES TIE-ONLY LINE
- ( ) INDICATES RECORD DATA PER MAP NO. 1809
- ( ) INDICATES RECORD DATA PER C.R. NO. 20870
- ( ) INDICATES RECORD DATA PER C.R. NO. 11983
- BN INDICATES RADIAL BEARING

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, EPOCH 1981.30. MEASUREMENTS TO POINTS "A" AND "B" ARE SHOWN HEREON. POINTS "A" AND "B" ARE ADJUSTED TO S.P.S. STATION "902" AND "2901" PER RECORD OF SURVEY NO. 14492

BEARING "A" TO "B" : N81°05'22"E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

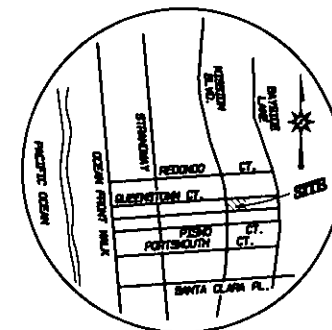
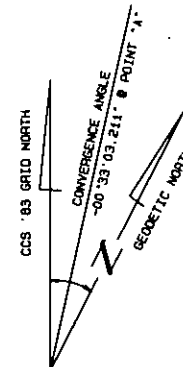
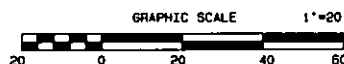
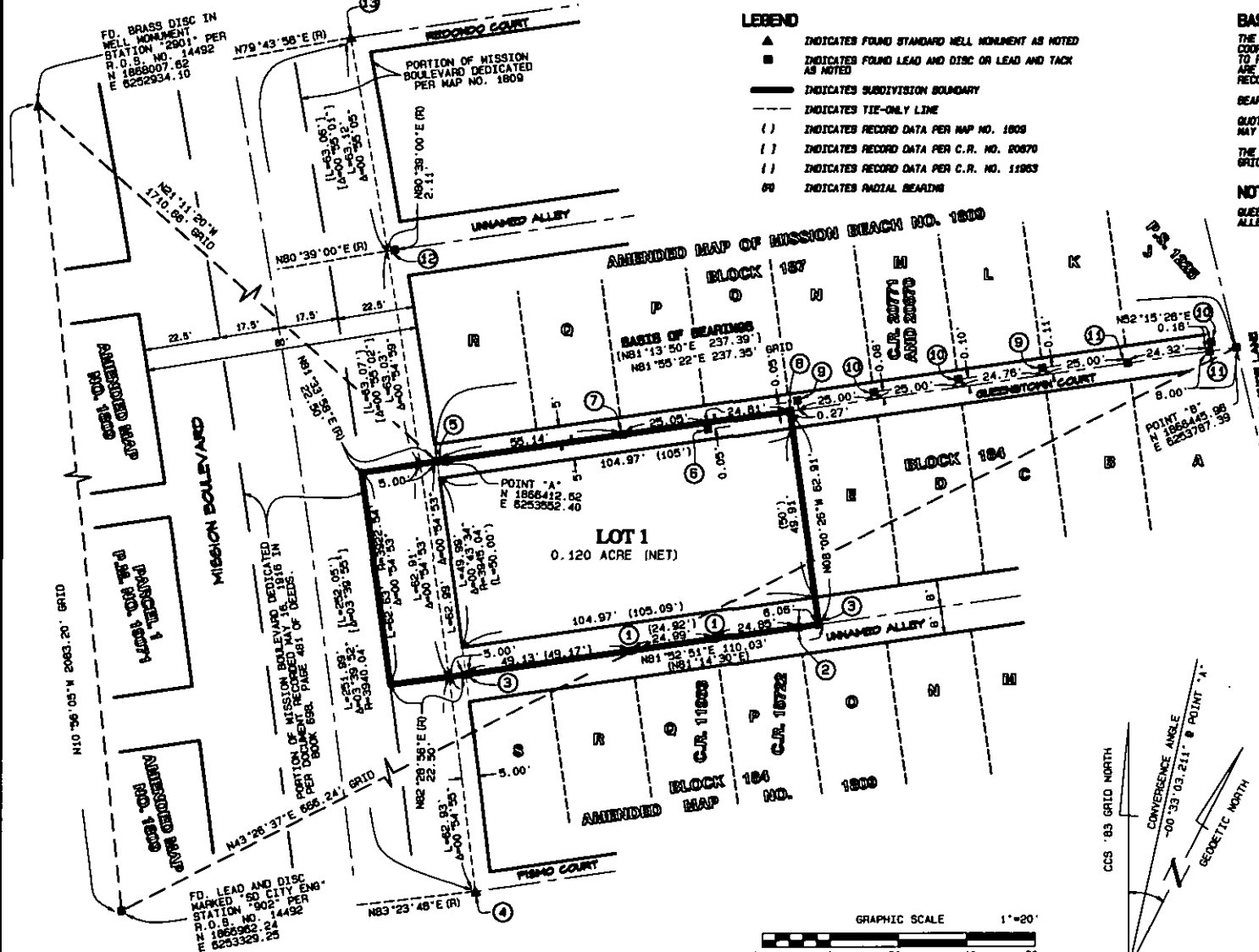
THE COMBINED GRID FACTOR AT POINT "A" IS 0.99999937  
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR

## NOTES

QUEENSTOWN COURT, AND THE UNNAMED ALLEY ARE DEDICATED PER MAP NO. 1809

## MONUMENTATION LEGEND:

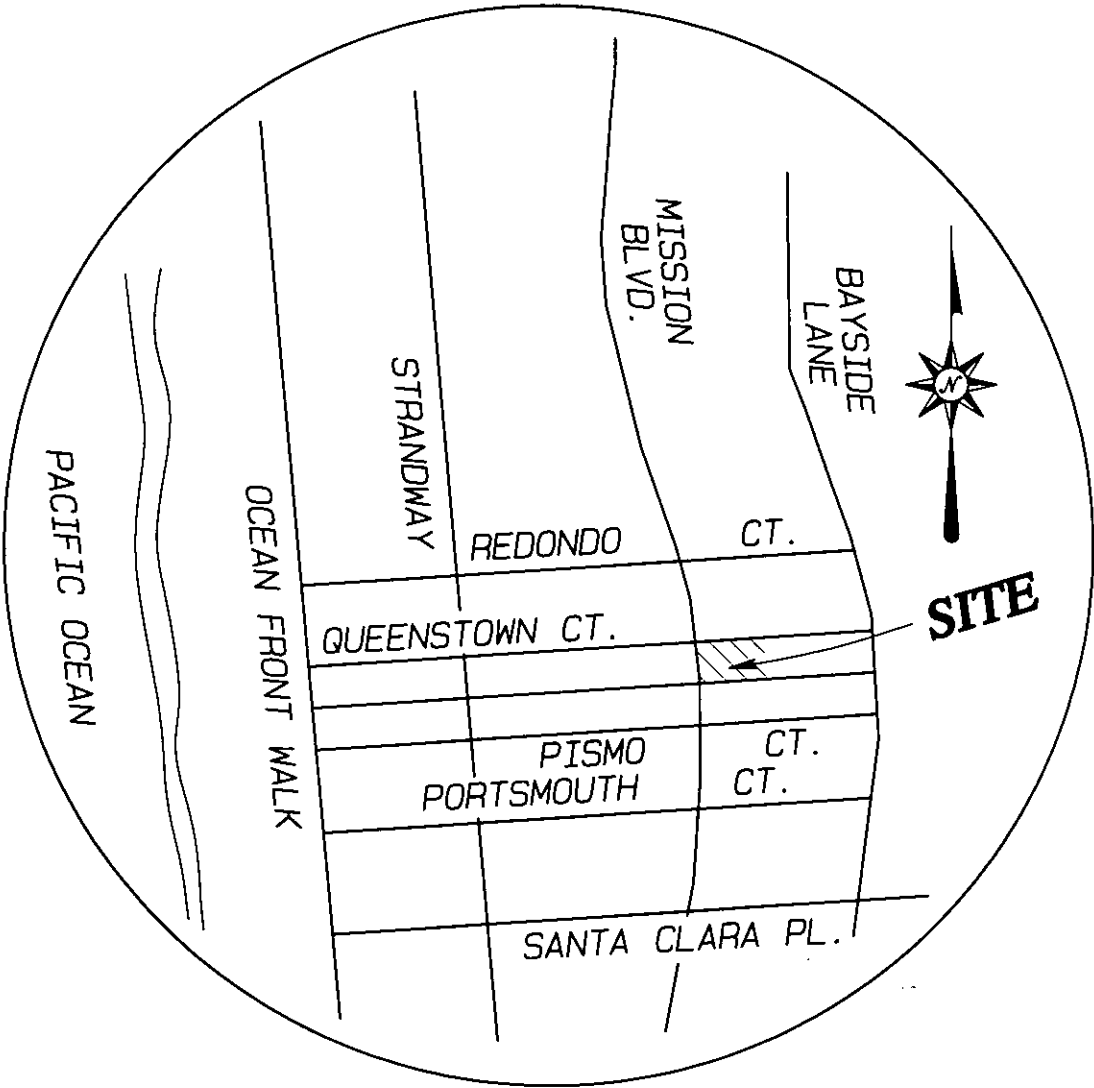
- ① FOUND LEAD AND DISC MARKED "LS 8045" PER C.R. NO. 11983 AND 15722
- ② FOUND LEAD AND DISC MARKED "LS 3188" PER C.R. NO. 15722
- ③ FOUND LEAD AND DISC MARKED "LS 4324" NO RECORD, ACCEPTED AS MONUMENT PER C.R. NO. 11983 AND R.O.S. NO. 14335
- ④ FOUND STANDARD WELL MONUMENT PER CITY OF S.D. TIE POINTS AND C.R. NO. 11983 15722, 18063, AND 20870
- ⑤ FOUND LEAD AND DISC MARKED "TCE 18862" PER C.R. NO. 18063
- ⑥ FOUND LEAD AND TACK PER C.R. NO. 20870
- ⑦ FOUND LEAD AND TACK, NO RECORD
- ⑧ FOUND LEAD AND DISC MARKED "LS 2764", NO RECORD.
- ⑨ FOUND LEAD AND DISC MARKED "PE 489", NO RECORD.
- ⑩ FOUND LEAD AND DISC MARKED "PE 489", PER C.R. NO. 20870
- ⑪ FOUND LEAD PLUS, NO RECORD
- ⑫ FOUND LEAD PLUS, NO TACK, C.R. NO. 20870 AND MAP NO. 15119 CALL FOR LEAD & TACK AND R.O.S. NO. 14335 CALLS FOR A LEAD AND DISC MARKED "LS 4324" THAT WERE NOT FOUND.
- ⑬ FOUND STANDARD WELL MONUMENT PER MAP NO. 15119 AND C.R. NO. 20870

VICINITY MAP  
NOT TO SCALE

COASTAL LAND SOLUTIONS, INC.  
821 REDON COURT  
PACIFIC, CA 92058  
TEL 619 235-0355  
FAX 619 235-0358

CL59349

PT# 100860 JOB 426337 CCS, 83 1866-6253 L.C. 226-1862 T.M. NO. 127699



**VICINITY MAP**  
NOT TO SCALE